

Lafayette Consolidated Government
Board of Zoning Adjustment
Community Development and Planning Staff Report

EXECUTIVE SUMMARY

2023-1-BOZ

Applicant: Ron Gauthier Homes, Inc
Location: 419 West Farrel Road #B2
Variance Request: Variance of the setback regulations for an accessory building in a RS-1 (Residential Single-Family) Zoning District.
LDC Art., Sec., No.: Art. 5 Use Standards 89-73 Accessory Buildings & Uses (b)(1)a.

Summary of Request:

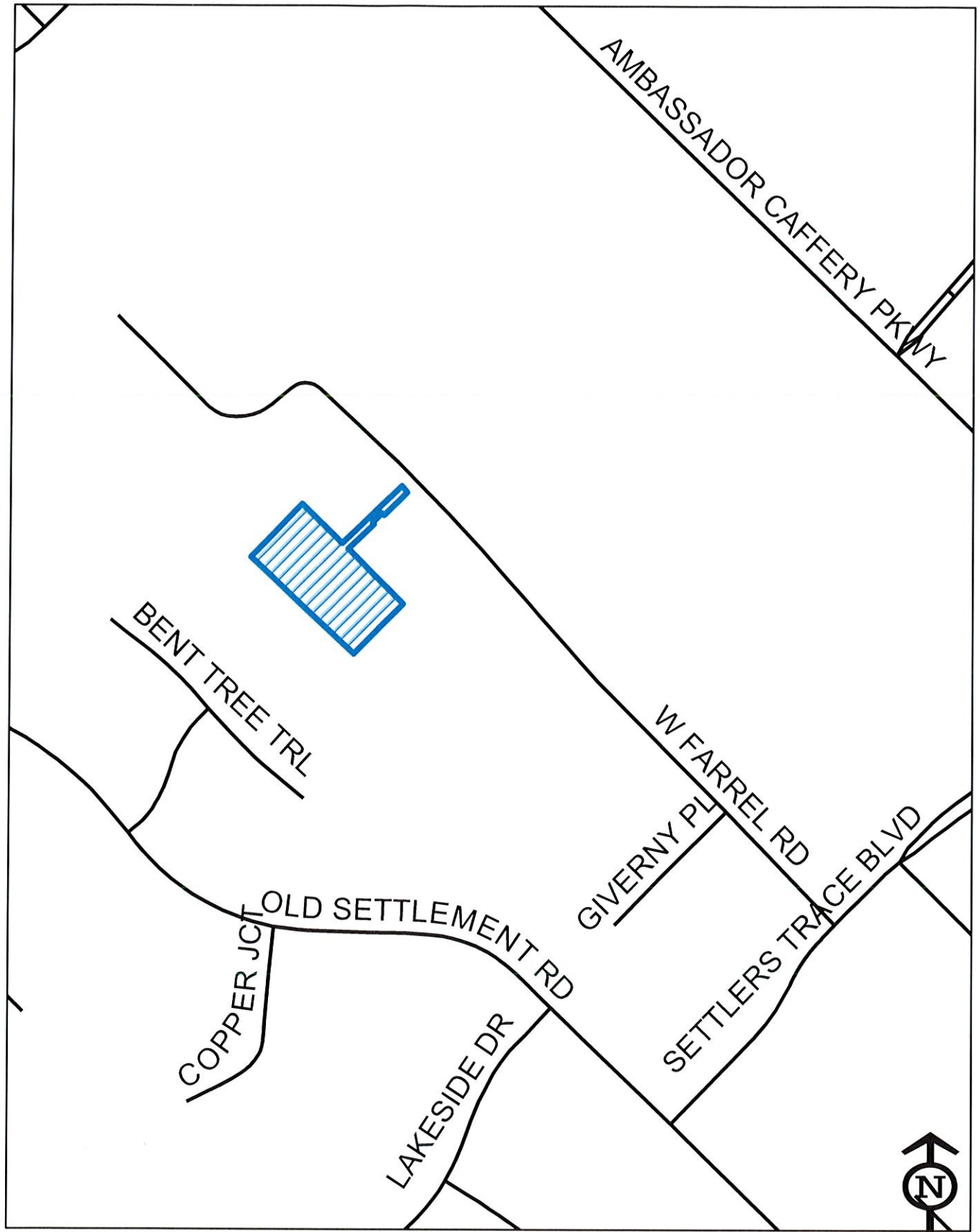
The subject property is a flag lot located on the southwestern side of West Farrel Road and the proposed location of a single-family residence with multiple accessory structures. Any detached building accessory to residential use has no maximum area as long as it is setback at least 20 feet from the front property line and no closer to the front property line than the front wall of the principal structure.

The principal structure indicates a 42'-4 3/8" setback from the northeastern-adjacent property boundary and approximately 239' to the front property line. There are two proposed structures that are illustrated closer to the front property line than the principal structure. The detached garage indicates a 23'-7 1/8" setback from the northeastern-adjacent property boundary and approximately 224' to the front property line. The water wheel shed indicates a 13'-6 1/8" setback from the northeastern-adjacent property boundary and approximately 210' to the front property line.

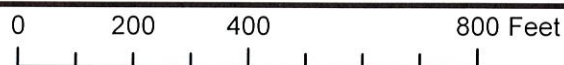
The applicant does not feel the proposed location of the detached garage or the water wheel house will adversely affect any adjacent property owners and by allowing the structures to be built as indicated on the site plan, the property owner will maintain the symmetry intended for this site. Therefore, the applicant is requesting a variance to allow an accessory structure to be located closer to the front property line than the front wall of the principal structure.

Summary of Public Comment:

At the time of preparation of the preliminary report, staff has not received any letters/emails in support or opposition.



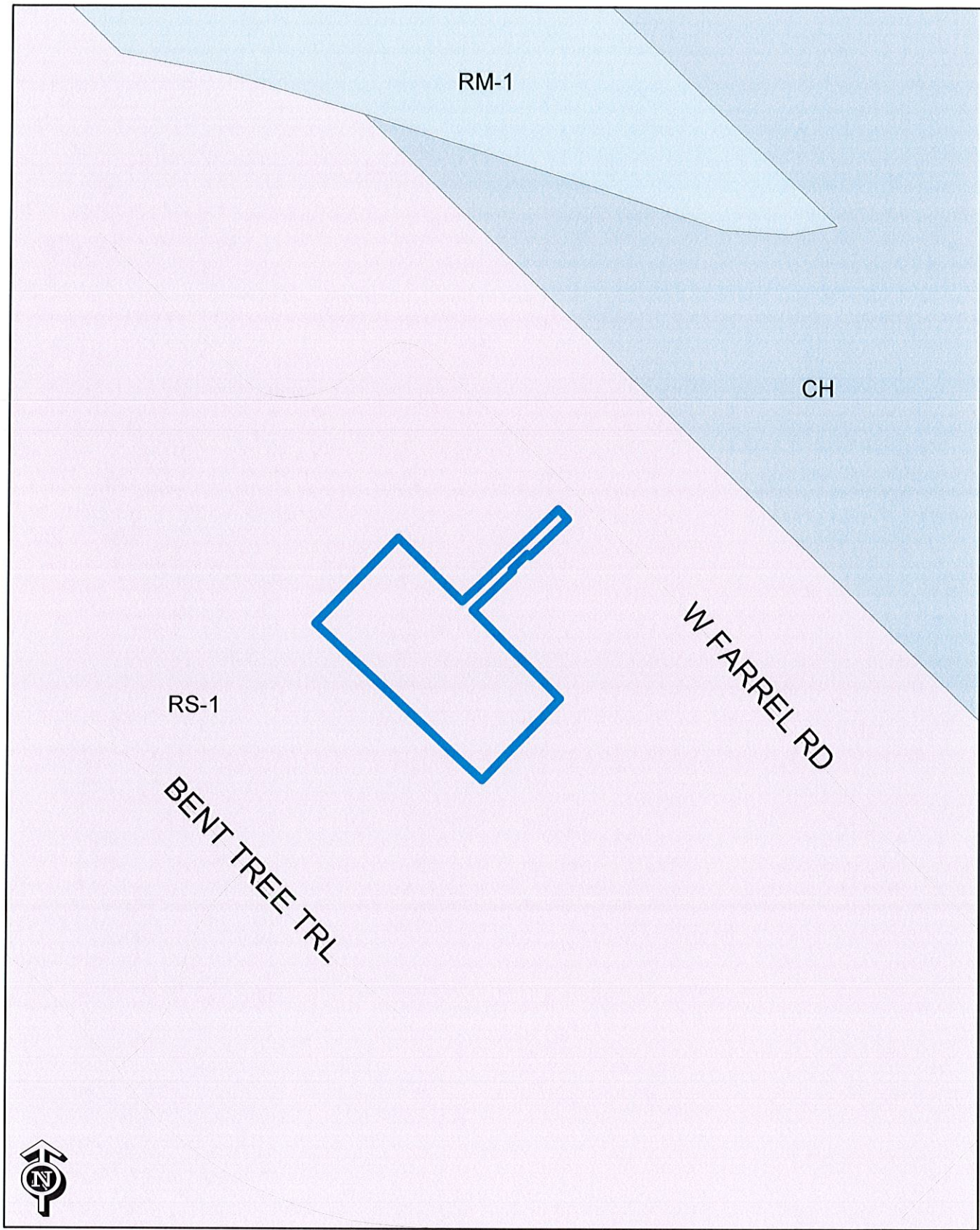
419 W Farrel Road #B2





419 W Farrel Road #B2

0 37.5 75 150 Feet



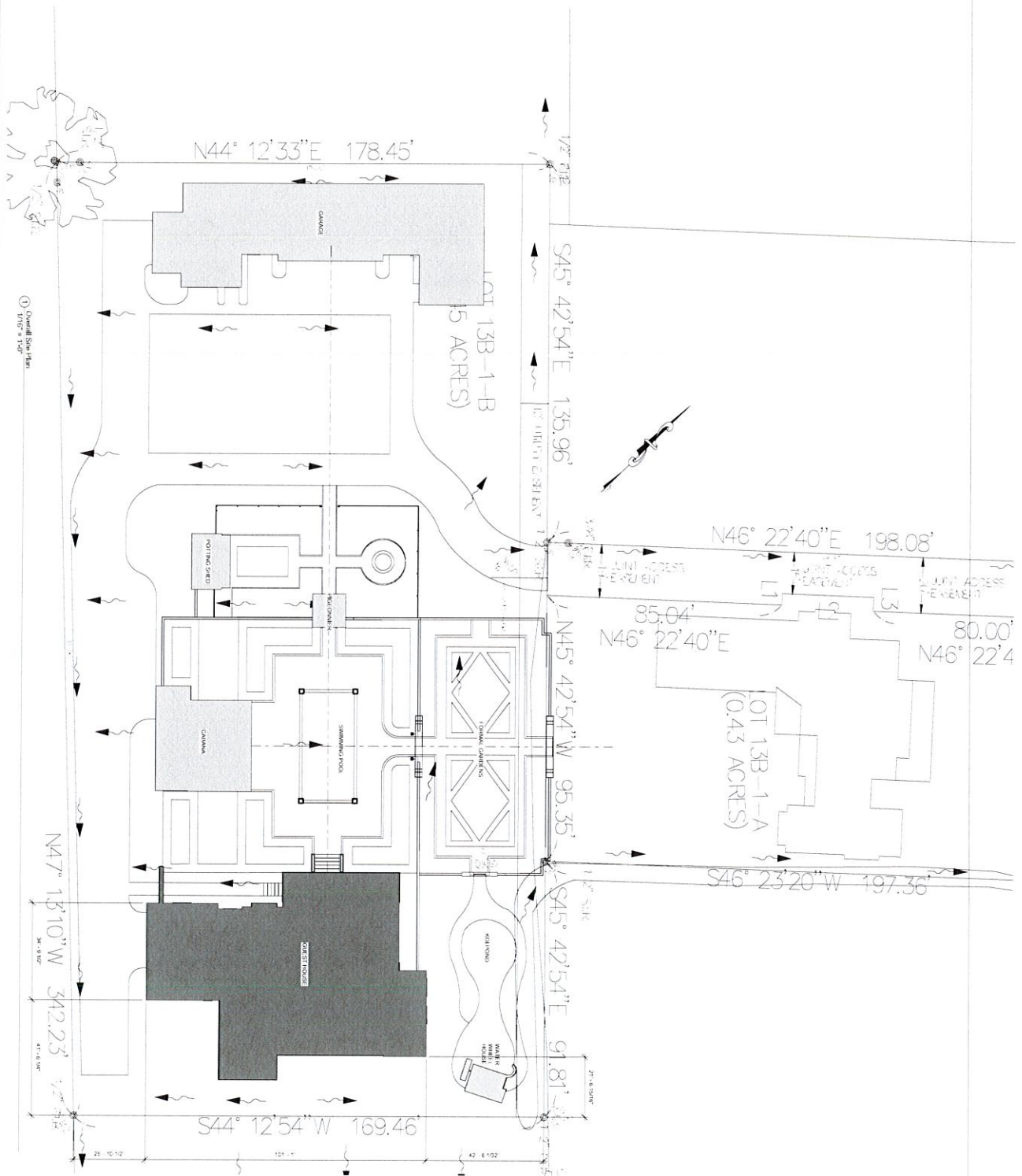
0 125 250 500 Feet

RS-1

① Site Dimensions Building
1/16" = 1'-0"



A10-B <small>www.gossenarchitects.com</small>	TS&BOLBRECHTS <small>A. T. S. & B. L. B. R. C. H. T. S.</small> <small>230 LA RUE FRANCE</small> <small>LAFAYETTE, LOUISIANA 70508</small>	<table border="1"> <tr> <th colspan="2">DRAWING ISSUE</th> </tr> <tr> <th>DATE</th> <th>ISSUE TITLE</th> </tr> <tr> <td>7-10-19</td> <td>Construction Documents</td> </tr> <tr> <td>7-10-19</td> <td>REVISION</td> </tr> <tr> <td>7-10-19</td> <td>REV. Change change & materials</td> </tr> </table>	DRAWING ISSUE		DATE	ISSUE TITLE	7-10-19	Construction Documents	7-10-19	REVISION	7-10-19	REV. Change change & materials	A New Water Wheel Shed & Foot Bridge <small>Doss & Sally Bourgeois</small> <small>419 Farnell Road</small> <small>Lafayette, LA 70508</small> <small>COPYRIGHT 2019 GOSSEN ARCHITECTS APAC, A.L. RIGHTS RESERVED</small>	GOSSEN ARCHITECTS A PROFESSIONAL CORPORATION <small>230 LA RUE FRANCE</small> <small>LAFAYETTE, LA 70508</small> <small>gossenarchitects.com</small> <small>PHONE: 337-233-6272</small> <small>FAX: 337-233-6273</small>
	DRAWING ISSUE													
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① Overall Site Plan
1/8\"/>

**Doss & Sally
Bourgeois**
A New Guest House
Site Plan
Date: 2-28-19
Drawn By: A1.0
Checked By: A1.0
www.gossenarchitects.com

DRAWING ISSUE	
DATE	ISSUE TITLE
2-28-19	CONSTRUCTION DOCUMENTS
3-31-19	REVISION
3-31-19	APPENDIX NO. 1

A New Guest House
Doss & Sally Bourgeois
419 West Farnell Rd
Lafayette, LA 70508
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Lafayette
Application for Variance/Appeal (Board of Zoning Adjustment)
2023-1-BOZ

Submitted by Stephen Gauthier
Stephen@RonGauthierHomes.com
(337) 344-8253

Address of Proposed Work: **419 W FARREL RD #B2**

City: **LAFAYETTE** State: **LA** Zip: **70508**

Contact Information

Additional Contact's Contact Information

Title: First Name: Last Name: Suffix:

Business Name:

Mailing Address:

City: State: **LA** Zip:

Email Address:

Cell Phone: Work Phone: Home Phone:

Agent's Contact Information

Title: First Name: **Kevin** Last Name: **Gossen** Suffix:

Business Name: **Gossen Architects**

Mailing Address: **220 La Rue France**

City: **Lafayette** State: **LA** Zip: **70508**

Email Address: **kevin@gossenarchitects.com**

Cell Phone: **(337) 654-3210** Work Phone: **(337) 233-6272** Home Phone:

Applicant's Contact Information

Title: First Name: Stephen Last Name: Gauthier Suffix:

Business Name: Ron Gauthier Homes, Inc.

Mailing Address: 107 Banks Avenue

City: Lafayette State: LA Zip: 70506

Email Address: Stephen@RonGauthierHomes.com

Cell Phone: (337) 344-8253 Work Phone: Home Phone:

Applicant 2's Contact Information

Title: First Name: _ Last Name: Suffix:

Business Name:

Mailing Address:

City: State: LA Zip:

Email Address:

Cell Phone: Work Phone: Home Phone:

Owner's Contact Information

Title: First Name: Doss Last Name: Bourgeois Suffix:

Business Name:

Mailing Address: 419 W. Farrel Road

City: Lafayette State: LA Zip: 70508

Email Address: dossbourgeois@gmail.com

Cell Phone: (713) 444-4269 Work Phone: Home Phone:

Application Questionnaire (* denotes required question)

Application for Variance/Appeal

Address & Legal Description of Property: *

419-B W. Farrel Road, Lafayette, LA 70508

Requested Variance/Appeal: *

In describing the exact nature and type of variance or appeal being requested, the applicant must clearly indicate the specific requirements for which they are requesting a variance and/or the administrative decision or interpretation that is being appealed. This section should describe the particular provisions of the Lafayette Development Code (LDC) or other laws that prevent the proposed project.

As per Project 2022-5471 - Development Review Comments Letter, we are asking for a variance in order to clear up the "Not Approved" section regarding the Garage structure. The issue is listed as LDC, Art 5, 89-73 (b)(1) a. Detached buildings accessory to residential use have no maximum area if they are setback at least 20 feet from the front property line and no closer to the front property line than the front wall of the principal structure.

Reason and justification for Variance/Appeal: *

This section should describe how the literal interpretation of the provisions of the LDC would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Code.

Our request is that the structure be allowed to be built as shown on site plan in order to maintain the symmetry of the project and maintain equal access to the storage areas within the garage from the basketball court area. Since this particular structure is serving purposes other than simply housing RV's and vehicles and the guest house has an attached garage, we feel as if this should be allowed as drawn. The unique property allows the project to be protected from site from W. Farrel, so we feel as if there would be no problem with a variance. Also, we have added comprehensive drainage to the entire property, so there should be no issues regarding water.

Application Type (Must be set by staff prior to accepting an online application.) *

CERTIFICATION AND AGREEMENT

1. The applicant/owner declares that all statements and information submitted with this application are true and correct.
2. The owner's signature is certification that he/she is the owner of the subject property and consents to the submission of the application for a variance, even if a non-owner applicant submits the request.
3. By filing a petition for a variance, the applicant/owner consents to allow the appropriate City-Parish employees to enter the property described in this variance request for the purposes of inspection and to photograph the site.
4. The owner and applicant acknowledge that the actions of the Board of Zoning Adjustment have no effect on any existing private Subdivision Restrictions or Covenants. Compliance with any applicable private regulations is a civil matter and the responsibility of the property owner.

Signed this 11 day of January, 2023

Owner Doss R. Bourgeois
(Print Name)

Doss R. Bourgeois
(Signature)

Applicant Stephen T. Gauthier (Ron Gauthier Homes, Inc.)
(Print Name)

[Signature]
(Signature)